



~~June 15, 2004 CPC~~
~~July 20, 2004 CPC~~
August 17, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PM0356

Dr. Samuel W. Galstan

Bermuda Magisterial District
Iron Bridge Road and East Booker Boulevard

REQUEST: Buffer Reduction in Conjunction With the Approval of a Minor Site Plan for a Building Addition

Dr. Galstan requests a fifteen (15) foot reduction on Lot 4 and a twenty five (25) foot reduction on Lots 2 and 3, to the required fifty (50) foot buffer at the rear of his site so that he may expand his existing dental office.

RECOMMENDATION

Staff recommends denial of the request for the following reasons:

REASONS

1. There is ample room on the property to expand the building to the west on Lots 2 and 3.
2. A previous buffer reduction given in 1994 already placed the existing building ten (10) feet into the required fifty(50) foot buffer. (Case 94PR0271)
3. The remaining forty (40) foot buffer is encumbered with a sixteen (16) foot drainage easement that is required for the development of Lots 2 and 3. The required landscaping to mitigate the original buffer reduction is planted within this easement. This drainage easement needs to be relocated out of the landscaped area of the buffer to the area proposed for the building addition.
4. Lots 2 and 3 are currently vacant and should not receive consideration for a buffer reduction until a site plan is submitted for these lots.

GENERAL INFORMATION

Associated Public Hearing Cases:

04AN0236 – Samuel W. Galstan, D.D.S. (currently under deferral)
97AN0107 – Samuel W. Galstan and C. Sharone Ward
94PR0271 – Galstan Dentist Office

Developer:

Dr. Samuel W. Galstan

Design Consultant:

Larry W. Madison & Associates – Minor Site Plan

Location:

Northwest quadrant of the intersection of Iron Bridge Road and East Booker Boulevard.
Tax IDs 780-652-4572, 5268 and 5963 (Sheet 26).

Existing Zoning and Land Use:

C-2 (Neighborhood Business District); Existing Dental Office and Vacant

Size:

3.89 acres

Adjacent Zoning and Land Use:

North - C-2; Vacant
East - R-7; Residential
West - C-2; Residential
South - R-7; Residential

BACKGROUND

In 1994, Dr. Galstan was granted site plan approval by the Planning Commission that included a ten (10) foot reduction to the required fifty (50) foot buffer adjacent to residentially zoned property. A six (6) foot tall board fence and 1.5 times landscape "C" were required with that approval. The applicant has requested a fifteen (15) foot Variance to the forty (40) foot rear setback through the Board of Zoning Appeals, but this case is deferred until a determination is made to reduce the buffers. Combined with the ten (10) foot buffer reduction given in 1994, the proposed buffer would be reduced to twenty-five (25) feet from the required fifty (50) feet.

The site plan approved in 1994, had an Environmental Engineering Department requirement for a sixteen (16) foot private drainage easement along the southern property line to accommodate the future development of the remaining lots on Ironbridge Road. The required landscape plantings and board fence are installed primarily within this easement. Prior to future development on Lots 2 and 3, this easement needs to be relocated into the area between the plantings and the existing building.

CONCLUSIONS

With ample area available to expand the dentist office onto the two (2) adjacent lots owned by the applicant, further reductions to the buffer are not necessary.

Staff recommends denial of the request for the above noted reasons.

CASE HISTORY

Planning Commission Meeting (6/15/04):

At the request of the applicant, the Commission deferred this case for thirty (30) days to their July 20, 2004, public hearing.

Planning Commission Meeting (7/20/04):

At the request of the applicant, the Commission deferred this case for thirty (30) days to their August 17, 2004, public hearing.

**Samuel W. Galstan, D.D.S.
12290 Ironbridge Road
Chester, Virginia 23831-1531
Phone: (804) 796-1915
Fax: (804) 768-8165**

July 26, 2004

Mr. Doug Mawby
Senior Planner
Chesterfield County Planning Department
Chesterfield, Virginia 23832

Re: Case # 04PM0356

Request for a fifteen foot buffer reduction on lot 4, and a 25 foot buffer reduction on lots 2 and 3, in conjunction with the Approval of a Minor Site Plan for a Building Addition.

Dear Doug,

Please add the following letter, along with an updated site and drainage plan, to the written request analysis and recommendations to the case file for: Samuel W. Galstan, D.D.S., Galstan Dental Office Addition, 12270, 12280, 12290 Ironbridge Road, Chester, Virginia 23831, Case # 04PM0356, (Tax I.D.'s # 780-652-4572, 5268, 5963), Planning Commission, Chesterfield County Planning Department, Chesterfield, Virginia.

The application provides the following justification in support of this case:

A unique physical hardship exists which prevents the dental office located at 12290 Ironbridge Road, Chester, Virginia from being easily expanded to the west, due to the fact that this office contains an extensive plumbing network (that is essential for the operation of a dental office) that is located within the slab floor. The west wall of this office contains treatment rooms for the full extent of the west wall, and these treatment rooms are tied in to the plumbing network. Extending the building to the west would be difficult, because it would necessitate sacrificing the existing plumbing and redoing the plumbing, additionally the floor plan of the existing building could not easily be expanded to the west without completely redesigning the building. Extending the building to the rear would allow the existing plumbing to be used as is, would allow the building to be expanded with minimal design and architectural modification, would be the most reasonable and cost effective usage of this property, and would allow the land to be used at the highest and fullest extent.

A sixteen foot drainage easement exists on Lot 4, to the south of the property. Chesterfield County Department of Environmental Engineering recommends that this drainage easement remain. Within this sixteen foot drainage easement, there is a six foot tall board fence that is currently located on Lot 4, and proposed for Lot 3, located ten feet from the southern property line. This ten foot strip (of the sixteen foot drainage easement) on Lots 3 and 4 is presently heavily landscaped, with Landscaping D. This heavy landscaping will remain.

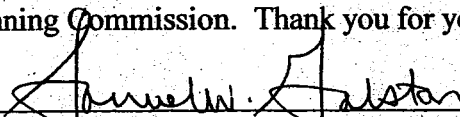
The drainage plan that is attached to the site plan shows a swale extending from lots 2, 3, and 4, within the six foot portion (of the sixteen foot drainage easement) that is located to the north of the six foot tall fence. This swale would have minimal impact on the existing landscaping, and that landscaping that was displaced would be replanted. The drainage from the back of lots 2, 3 and 4 will occur through the swale, with the vast majority of the drainage into the ditch to the west of East Booker Boulevard. Most of the drainage on these lots however would not occur through the swale, but would rather occur through the parking lot that is presently located on lots 3 and 4, with minimal additional drainage occurring on the back of lots 2 and 3.

By granting set-back and buffer relief for 12270 and 12280 Ironbridge Road, this would allow for the future development to be in a manner similar and consistent in design and architecture to 12290 Ironbridge Road, allowing for a more uniform and regular appearance.

These properties have been zoned C-2 since November 1972, and are located in the Central Area Land Use Plan, in an area that is target by Chesterfield County Planning Department for development as a mixed use corridor. This usage occurred as an "in-fill" development, a type of development that has been recently encouraged by the Chesterfield County Planning Department. The usage of 12290 Ironbridge Road as a dental office is one of the lowest impact, most neighborhood friendly usages for this property, and in my opinion should be encouraged to continue to operate in this location, and a favorable determination by Chesterfield County Planning Department to: 1). Approve this minor site plan, 2). Grant buffer relief, and 3). Grant set-back relief which will be helpful to obtain this end.

The previous Staff's Request and Analysis and Recommendation for this case incorrectly lists the size of this project as 3.89 acres. In actuality, it is 1.206 acres.

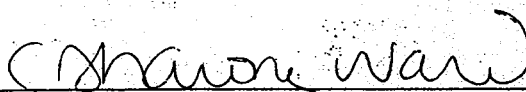
Please see that this additional information is inserted (and reviewed) into the written request and analysis and recommendation for this case, and that this material is given to all of the members of the Planning Commission before the August 17, 2004 meeting of the Chesterfield County Planning Commission. Thank you for your attention to this matter.



Signature: Samuel W. Galstan

7-16-04

Date

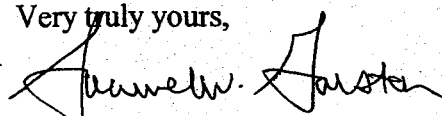


Signature: Christine Sharone Ward

7-26-04

Date

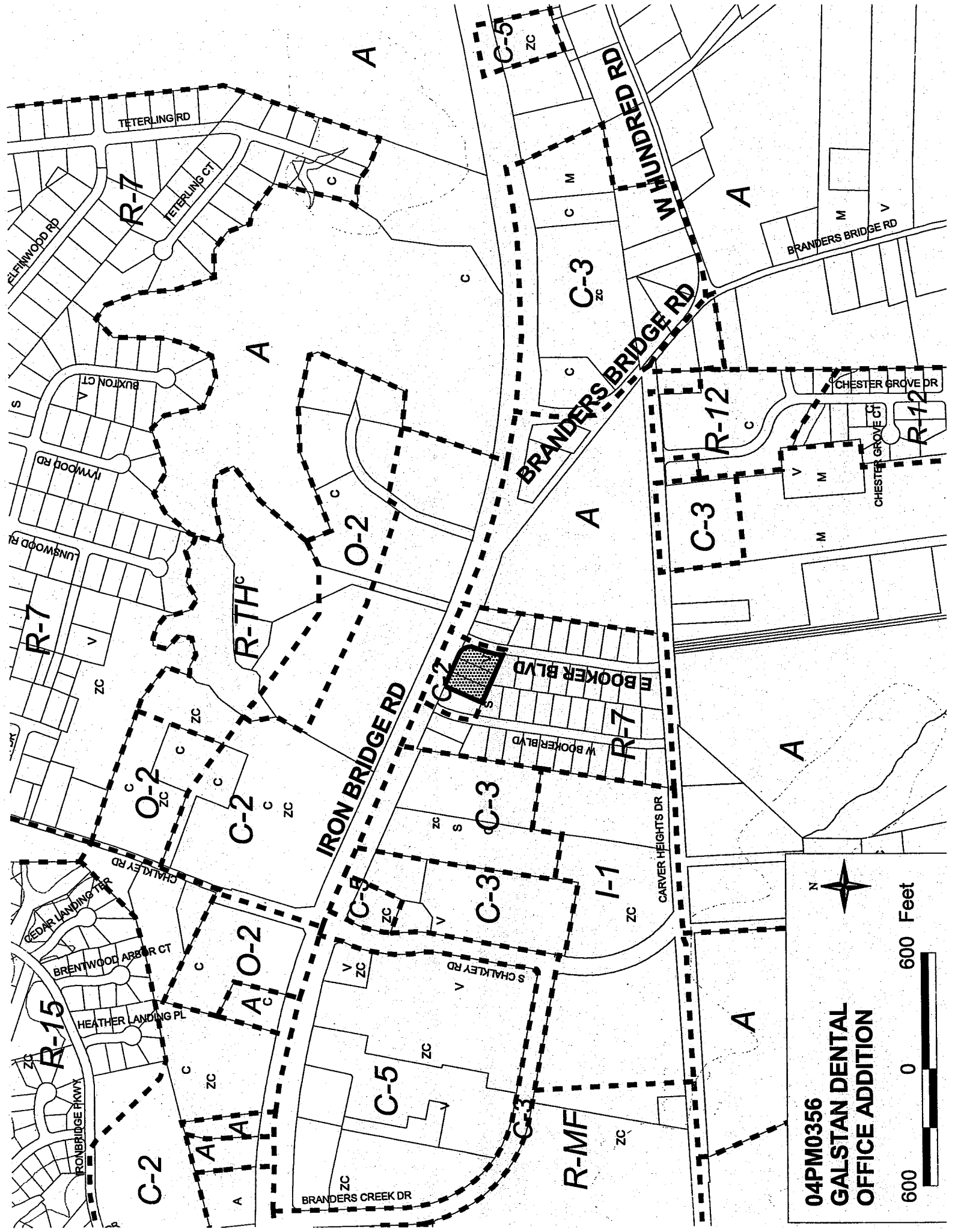
Very truly yours,



Samuel W. Galstan

cc: Oliver Rudy, Esq.

Larry W. Madison and Associates
Jack R. Wilson, III, Bermuda District Planning Commissioner
Kirkland A. Turner, Director of Planning
Scott Dunn, Environmental Engineering



04PM0356
GALSTAN DENTAL
OFFICE ADDITION



